Exhibit T

TEN -DAY NOTICE OF TERMINATION

TO: MARGARET POWELL
706 Riverside Drive, Apartment 7E
New York, NY 10031

SUBJECT PREMISES: 706 Riverside Drive, Apartment 7E, New York, NY 10031

YOU ARE HEREBY NOTIFIED AND ADVISED that the landlord does hereby elect to terminate your tenancy of the above described premises now held by you under leasehold hiring. Unless you remove from the premises by January 15, 2007, the day on which your term is terminated by this notice, the landlord will commence summary proceedings under the statute to remove you from the premises for holding over after the expiration of said term.

PLEASE TAKE FURTHER NOTICE pursuant to Section 2524.3(b) of the Rent Stabilization Code that the grounds for the termination of your tenancy are the fact that you are committing or permitting a nuisance in your apartment and/or in the building wherein your apartment is located as follows: 1) that you are maliciously or by reason of gross negligence, substantially damaging the housing accommodation and/or; 2) that you are engaging in a persistent and continuing course of conduct evidencing an unwarrantable, unreasonable or unlawful use of the property to the annoyance, inconvenience, discomfort or damage to others, the primary purpose of which is intended to harass the owner or other tenants or occupants of the building wherein your apartment is located or an adjacent building or structure by interfering substantially with their comfort and safety.

PLEASE TAKE FURTHER NOTICE that the facts upon which the above grounds are based are that:

1. On October 14, 2006 you did enter an elevator in the building located at and known as 706 Riverside Drive, New York, New York and, on that date, you did utilize a maker to write on the wall of the subject elevator. In addition, you marked up the walls of the elevator with nail polish and with spray paint. In addition, you placed nail polish on the tracks of the elevator at the floor thereof in an apparent attempt to interfere with the working mechanism of the elevator. You committed similar acts in the elevator of said premises on five other occasions from October 2005 through and including March, 2006.

That as a consequence of the aforesaid October 14, 2006 incident a police report was filed and you were arrested by the police on or about December 7, 2006. A true copy of the arrest report is annexed hereto and made a part hereof.

Dated: December 28, 2006

Donna Fabrizio, Executive Manager

Any inquiries regarding this Notice should be addressed in writing to Horing Welikson & Rosen, P.C., 11 Hillside Avenue, Williston Park, New York 11596.

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New York City Police Department Ommifeum System - Arrests



Arrest ID: M06697172 - Y RECORD STATUS: NYSID ENTERD Pct: 030 Arrest Location: INSIDE OF 451 WEST 151 STREET Arrest Date: 12-07-2006 Processing Type: DAT Time: 14:30:00 DCJS Pax Number: MP009218 Special Event Code: -Sector F DATNumber: D Return Date: 0000-00-08 Stop And Frield NO Bertel #: 0000-000-00000 Arrest #: M08697172 COMPLAINTS: COMPLAINT NUMBER REPORT DATE RECORD STATUS OCCUR DATE OCCUR TIME 2008-10-36 Valid, No Arresta 2008-18-16 13-66 Arrest #: M08697172 CHARGES: CHARGE ATTEMPTY LAW CODE CLASS TYPE COUNTS DESCRIPTION PL 145.00 01 M 1 CRIM MISSINTENT DAMAGE PROPRTY No BADI Reason Not Forfall: s injured: 00 Test Given: COMP Arrest from: Arrest or M05697172 DETAILS: ATTIPIO/ DEFEDANT DID INTENTIONALLY USE MACIC MARICER/SPRAY PAINT TO DEFACE ELS VATOR WALL Armet #1 M06697172 WHID # 0980672Z **DEFENDANT: POWELL, MARGARET** Order Of Protection: NO Height SFT OFFN Weight 200 Eye Onloc SFROWN Nick/AKA/Maiden: housing Count Sen FEMALE Dochat & Rager BLACK Age: 68 Date Of Blobs 07/07/1987 Spokston Date: Helr Color: SRCNW Hair Length: HORMAL Mation to Victim: UHIICHOWNVHONE Heir Style: CURLYNWAVY Living together: NO Can be kigntifled: YES U.S. Charge YES Skin Torrer MEDIUM Place Of Side OH paterquani basis Comptenion: CLEAR Languages Ascent: NO Compations NONE Physical Condition: APPARENTLY NORMAL Lighterink Type: Drug Used: NONE STATECHTRY 22 APT/ROOM POT OUL MOTTAGO ADDWESS HOME-PERMANENT 706 RIVERBIDE DRIVE MANNAYTAN NEW YORK 10001 7E Phone # and E-Mail Address: HOME: 212-224-0438 N.Y.C.H.A. Resident: NO N.Y.C. Housing Employee: NO On Duly. NLY.C. Transit Employee: MO Lined Transit Bysters: MO Physical Force: GUT. Make Weepon Used/Possed: NONE Time Entr Meso Card Type: Other Weepon Description: Meno Card Used/Posses Type Discharged: NO CRIME DATA DETAILS MODUS OPERANDI 12000000 ACTIONS TOWARD VICTOR UNIX OUTERWEAR - SWEAT SHIRT OR JOQQING JACKET - UNKNOWN COLOR CLOTHERS FOOTWEAR - SANDALS - BLACK CLOTHING ACCESSORIES - SWEAT / JOGGING CLOTHES - BLACK CLOTHING HEADGEAR - UNK - UNICHOWN COLOR CLOTHING CHARACTERESTICS UNIONOWIN **LINGSONNE** -UNICHOWN BOOY MARKE **HEDERISONATION** Arrest #: M06697172 JUVENILE DATA: Juvenile Olionder: Relative Notified: Personal Recogn

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